



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2306374
Applicant Name: Brittani Ard for Granger Construction
Address of Proposal: 1201 NE 140th Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into three parcels of land. Existing single family residence to remain, existing shed to be removed.

The following approval is required:

Short Subdivision – to create three parcels of land.
(SMC Chapter 23.24)

BACKGROUND DATA

Zoning: Single Family 7200

Date of Site Visit: November 7, 2003

Uses on Site: Single family residence and detached shed

Substantive Site Characteristics: Several large mature Western Red Cedar trees and Douglas fir trees on site and in right of way abutting site. One 36” Douglas Fir which may be an exceptional tree and one Western White Pine in the right of way that may also qualify as an exceptional tree.

Public Comment: Several public comment letters were received concerning the existing flooding problems and potential for increased flooding with the new development. Also

expressed were concerns of the applicants removing large trees on the site and in the unimproved right of way.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions of the set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is CONDITIONALLY GRANTED.

CONDITIONS - SHORT SUBDIVISION

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. All existing structures shall be shown on the face of the plat, and their distances to the property lines dimensioned. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
2. Submit the recording fee and final recording forms for approval.
3. Include on the face of the plat the required City Light Easement.
4. Add the conditions of approval after recording on the face of the plat, or on a separate page if needed. If the conditions are on a separate page, insert on the plat "for conditions of approval after recording see page__ of __." If necessary, renumber the pages.
5. Insert the following on the face of the plat; "Any tree removal or replacement is subject to the requirements of Seattle Municipal Code 23.44.008I."
6. Identify all trees, including the Western White pine located in the northwest corner of NE 140th Street abutting the site and the 36.3" Douglas fir that will be retained and note on the face of the plat.
7. Provide on the plat the location and size of the Western White Pine located in the northeast corner of undeveloped NE 140th Street abutting the site.

Prior to Sale or Transfer of Ownership

8. The detached shed located over the common line of proposed Parcels A and B shall be legally removed.
9. The eaves projecting over proposed parcel A from the west side of the existing residence shall be removed.

Prior to Issuance of any Building Permit

10. Attach a copy of the recorded short subdivision to all sets of plans for any building permit application.
11. Provide a copy of the building grade sheet with the building permit application.
12. An analysis for preservation of the exceptional tree (36" Douglas fir tree located northeast of the existing carport) by a consulting arborist must be submitted to the Land Use Planner for review and approval.
13. Attach a copy of the approved tree protection plan, for all trees to be retained on site, to the building plans. Plans should meet all requirements per the Arborist report. Final design must be reviewed by City of Seattle Forester prior to final approval.
14. Provide plan for improvement of NE 140th Street to be approved by the Land Use Planner.

Signature: _____ (signature on file) Date: April 5, 2004
Lori Swallow, Land Use Planner
Department of Planning and Development

LS:bg

Swallow/doc/short plat/2306374dec